PLANNING BOARD

Tuesday, March 14, 2023, at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. CALL TO ORDER:

A regular meeting of the Planning Board of the Town of Landis was called to order at 6:02 PM on Tuesday, March 14, 2023, in the Landis Municipal Building by Vice-Chairwoman Catherin Drumm.

2. DETERMINATION OF QUORUM:

Members Present: Vice-Chairwoman Catherine Drumm, Member Mark Bringle, Member Jade Bittle, Member Scott Faw

Members Absent: Chairman Ryan Nelms, Member Beryl Alston, Member Dale Eudy

Staff Present: Planning, Zoning, and Subdivision Administrator Rick Flowe, Town Clerk Madison Stegall

Others Present: Nadine Cherry, Michael-Consultant for Villas of Landis Project

3. PLEDGE OF ALLEGIANCE:

Vice-Chairwoman Drumm led those present in the Pledge of Allegiance.

4. RECOGNITIONS & ACKNOWLEDGEMENTS:

None

5. CHANGES TO (IF ANY) AND APPROVAL OF AGENDA:

ACTION: A MOTION WAS MADE TO APPROVE THE AGENDA AS PRESENTED.
Moved By Scott Faw, Seconded By Jade Bittle
Motion Passed: 4-0
Voting For: Catherine Drumm, Scott Faw, Jade Bittle, Mark Bringle

6. APPROVAL OF MINUTES FOR JANUARY 10, 2023, MEETING:

ACTION: A MOTION WAS MADE TO APPROVE THE JANUARY 10, 2023, PLANNING BOARD MINUTES AS WRITTEN.
Moved By Mark Bringle, Seconded By Scott Faw
Motion Passed: 4-0
Voting For: Catherine Drumm, Scott Faw, Jade Bittle, Mark Bringle

7. OLD BUSINESS:

None

8. NEW BUSINESS:

8.1 TRC – Re-review and comments on updated Site Development Plan for "West Ryder and Mt. Moriah apartment project (previously seen on 10 August 2022 and 8 November 2022)

PZS Administrator Flowe explained to the Planning Board that this was a re-review of the site development plans for the West Ryder and Mt. Moriah apartment project to confirm all previous recommendations from staff and the Planning Board were reflected. Flowe invited the Planning Board to gather around the physical site development plans to begin review.

Flowe reviews the revised site development plan with the Planning Board, and pointed out the corrections made that were proposed. Member Jade Bittle questioned if more parking was added. Flowe pointed out the additional parking spots created and confirmed that the plans were within our code.

8.2 Planning Board review/recommendation of Draft Development Agreement for Ryder Place aka Villas of Landis project

PZS Administrator Flowe gives a brief overview of the draft development agreement proposed for the Villas of Landis project. Questions were posed about the 12 months build time presented within the agreement.

Michael F., land development consultant, addressed the Planning Board and stated that the engineer said he should have the planning revisions back to the Town by March 17, which would include the revised sewer and water lines. Michael stated that the developer was under the impression the 12 months build time was for horizontal and not vertical. Mr. Flowe expressed to Michael that this is not the case, and he should consider revising.

PZS Administrator expresses to the Planning Board that they could still make a recommendation to the Board of Aldermen but specify there may be future changes to the agreement.

ACTION: A MOTION WAS MADE TO TAKE THE DEVELOPMENT AGREEMENT TO THE BOARD OF ALDERMEN FOR APPROVAL WITH THE CONTINGENCY THAT CHANGES MAY BE MADE.
Moved By Scott Faw, Seconded By Jade Bittle
Motion Passed: 4-0
Voting For: Catherine Drumm, Scott Faw, Jade Bittle, Mark Bringle

8.3 Discussion of LDO Art./Sect. 17.7 Requirements for Permanent Signs

ACTION: A MOTION WAS MADE TO TABLE ITEM 8.3 UNTIL THE FOLLOWING MEETING.
Moved By Jade Bittle, Seconded By Mark Bringle
Motion Passed: 4-0
Voting For: Catherine Drumm, Scott Faw, Jade Bittle, Mark Bringle

9. ADJOURNMENT:

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:37 PM.
Moved By Jade Bittle, Seconded By Scott Faw
Motion Passed: 4-0
Voting For: Catherine Drumm, Scott Faw, Jade Bittle, Mark Bringle